

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York County Finance Building, Yorktown, Virginia, on the 16<sup>th</sup> day of September, 1998:

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<u>Present</u>	<u>Vote</u>
Sheila S. Noll, Chairman	Yea
James W. Funk, Vice Chairman	Yea
Walter C. Zaremba	Yea
Albert R. Meadows	Yea
Jere M. Mills	Yea

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On motion of Mr. Meadows, which carried 5:0, the following resolution was adopted:

A RESOLUTION TO APPROVE A MAJOR AMENDMENT TO  
APPLICATION NO. UP-523-97 TO ALLOW THE CONSTRUCTION  
OF A PUBLIC NINE-HOLE GOLF COURSE AND REDESIGNED  
ROADWAYS AND RESORT AMENITIES

WHEREAS, Richmond Road Associates, L.L.C., has submitted a request for a major amendment to an existing use permit, Application No. UP-523-97, pursuant to the terms of Section 24.1-115(d) of the York County Zoning Ordinance, to authorize the addition of a nine-hole "pitch-and-putt" golf course and redesigned internal roadways and amenities on 57.501 acres of property located approximately one (1) mile east of the intersection of Mooretown Road (Route 603) and Airport Road (Route 645) and further identified as Assessor's Parcel No. 5-50; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Commission has recommended approval of this application; and

WHEREAS, the Board has carefully considered the public comments and the recommendation of the Commission and staff with respect to this application; and

WHEREAS, the Board has conducted a duly advertised public hearing in accordance with applicable procedure;


NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this 16<sup>th</sup> day of September, 1998, that it does hereby approve a major amendment to Application No. UP-523-97 to allow the construction of a public nine-hole golf course and redesigned roadways and resort amenities, subject to the following conditions:

1. This shall authorize the amendment of use permit UP-523-97, to include the establishment of a nine-hole "pitch-and-putt" public golf course and redesigned and relocated internal roadways and amenities on property located approximately one (1) mile east of the intersection of Mooretown Road (Route 603) and Airport Road (Route 645) and further identified as Assessor's Parcel No. 5-50. None of the golf course holes shall exceed one hundred-fifty (150) yards in length.
2. A transitional buffer type-25 (25 foot) shall be constructed around the resort. In addition, a transitional buffer type-50 (50 foot) shall be constructed adjacent to Mooretown Road (Route 645) as depicted on the site plan revised June 2, 1998 prior to the construction of the maintenance building depicted on the same site plan.
3. The general layout and design of the site shall conform with the concept plan titled "Fairfield Williamsburg Mershon Tract Site Plan," revised June 2, 1998, except as modified herein. The six-acre parcel to be used for future commercial use and labeled on the above-referenced June 2 site plan as "Commercial" is hereby excluded.
4. All conditions set forth in Resolution No. R97-257 shall remain in effect, except as modified herein.
5. Failure to establish the timeshare use authorized by the permit within three (3) years from the date of approval by the Board shall cause the permit to terminate automatically. For the purposes of this use permit, establishment of the timeshare use shall be deemed to be achieved upon approval of the site plan for the project and issuance of a land disturbing activity permit.
6. A site plan encompassing the entire 57.501-acre timeshare area, identified as Parcels 1 and 2 on the subdivision plat titled, "Subdivision of the Property of Richmond Road Associates, L.L.C., Parcel Containing 63.510 acres," dated June 22, 1998(Plat Book 12, Page 607), shall be prepared in accordance with Article V of the York County Zoning Ordinance and submitted to and approved by the County prior to the owners commencing any construction activity on the subject property. As part of the site plan, an impact study shall be completed consistent

with Section 24.1-376(f), Watershed Management and Protection Area Overlay District, of the Zoning Ordinance.

7. Left and right turn lanes along Mooretown Road at the entrance to the development shall be installed prior to the commencement of construction of any portion of the timeshare resort, as outlined in "Traffic Analysis for Mershon Tract on Mooretown Road Extended," prepared by DRW Consultants, Inc., and dated September 25, 1997. These additional lanes shall be approved by VDOT prior to construction.

A Copy Teste:

  
Mary E. Simmons  
Deputy Clerk